



6225 MILLCREEK DRIVE #1 | MISSISSAUGA, ON

FLEXIBLE SUBLEASE OPPORTUNITY: 96,000 SF - 127,000 SF AVAILABLE



AVAILABLE FOR SUBLEASE

PROPERTY SPECIFICATIONS

Total Area: 127,000 sf

Office Area: 31,000 sf

Unit 1A: 96,000 sf
(warehouse only)

Unit 1B - 109,000 sf

Deming Options: (warehouse with 13,000 sf ground floor office)

Unit 1 - 127,000 sf

(warehouse with 31,000 sf ground floor and second floor office)

Clear Height: 36'

Shipping: 10 TL, 1 DI

Lease Rate: \$14.00 psf

T.M.I. (2026): \$4.00 psf

Bay Size: 40' x 38'6"

Staging Bay: 60'

Possession: Speak to Listing Team

Sublease Expiry: February 29, 2032

Zoning: E2-99



WAREHOUSE PHOTOS



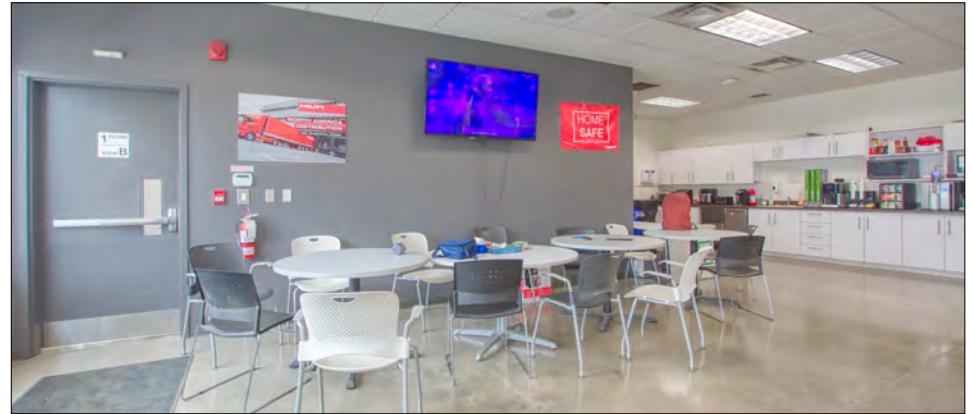
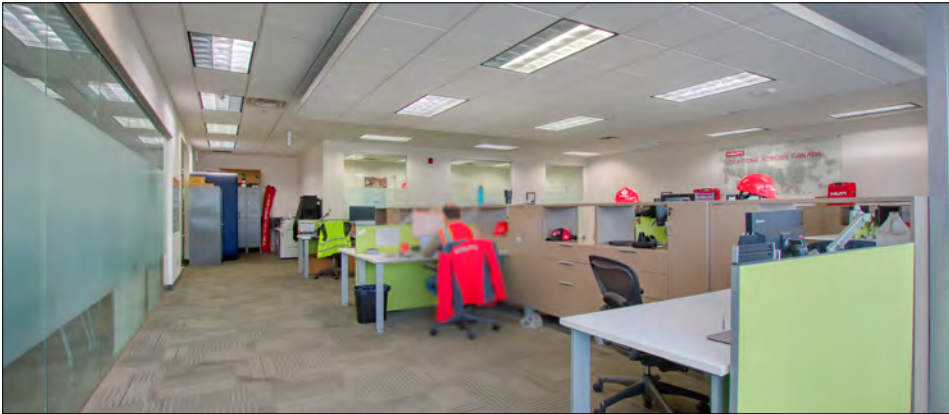
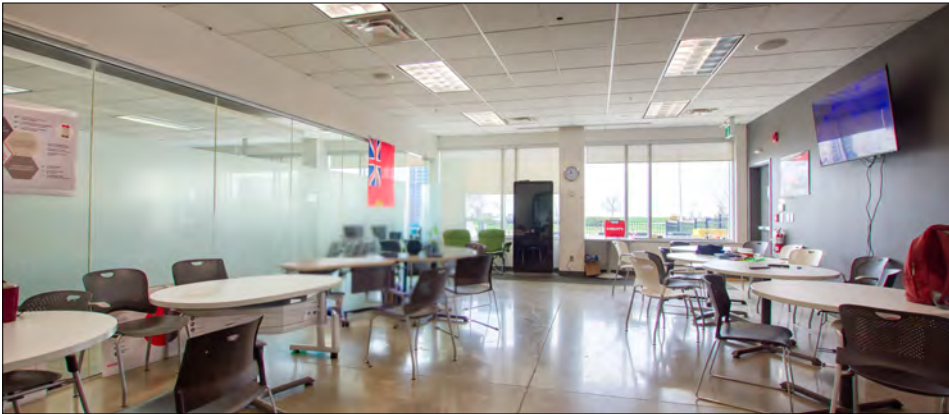
AERIAL PHOTOS



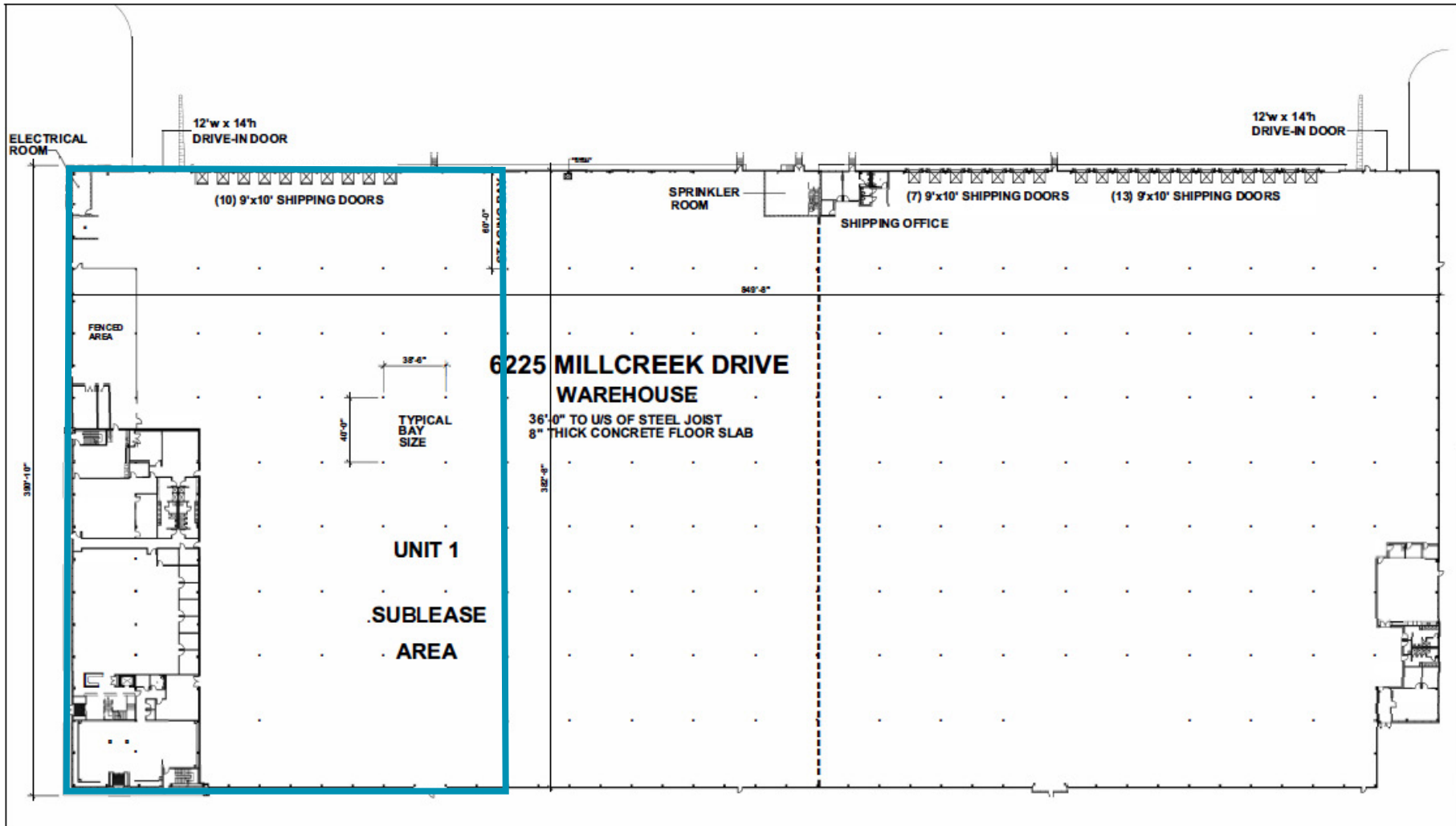
EXTERIOR PHOTOS



OFFICE PHOTOS



FLOOR PLAN



STRATEGIC LOCATION



ZONING: E2-99

The following are permitted uses in the E2-99 variation:

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility

COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Rental Facility
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

OTHER

- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

For more information on zoning, visit www.mississauga.ca





FOR MORE INFORMATION, CONTACT:

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